

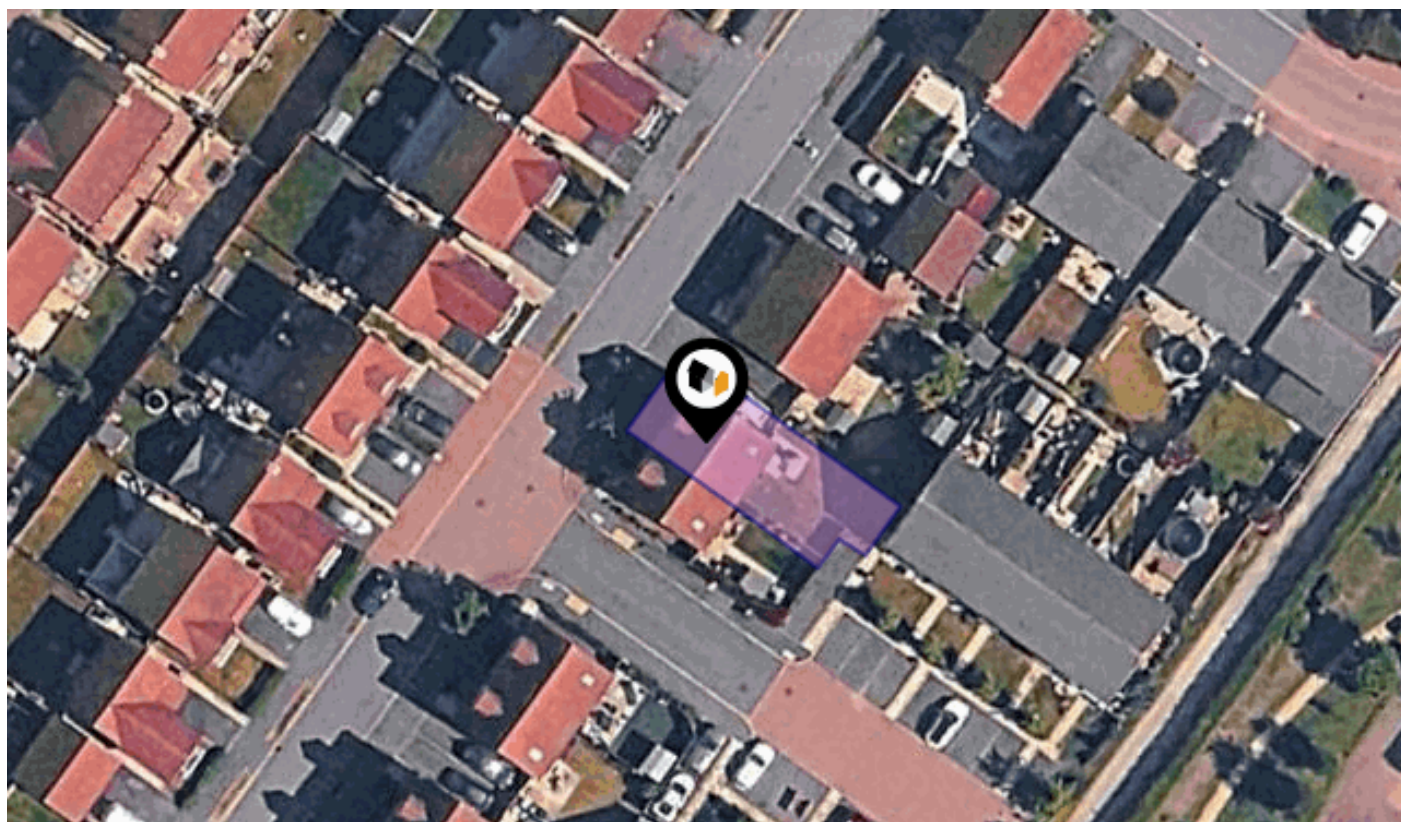


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 27th July 2026



FRANK HUGHES AVENUE, SANDBACH, CW11

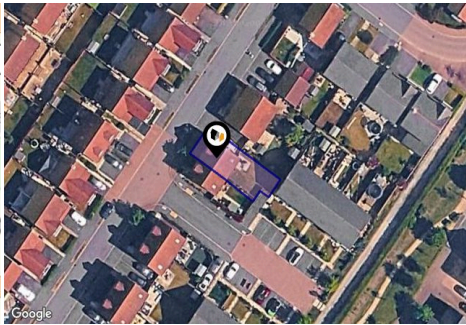
butters john bee

36 High Street, Newcastle-under-lyme, Staffordshire, ST5 1QL

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Semi-Detached House
Bedrooms:	4
Floor Area:	1,151 ft ² / 107 m ²
Plot Area:	0.04 acres
Year Built :	2017
Council Tax :	Band D
Annual Estimate:	£2,455
Title Number:	CH671513

Tenure: Freehold

Local Area

Local Authority:	Cheshire east
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13	80	10000
mb/s	mb/s	mb/s

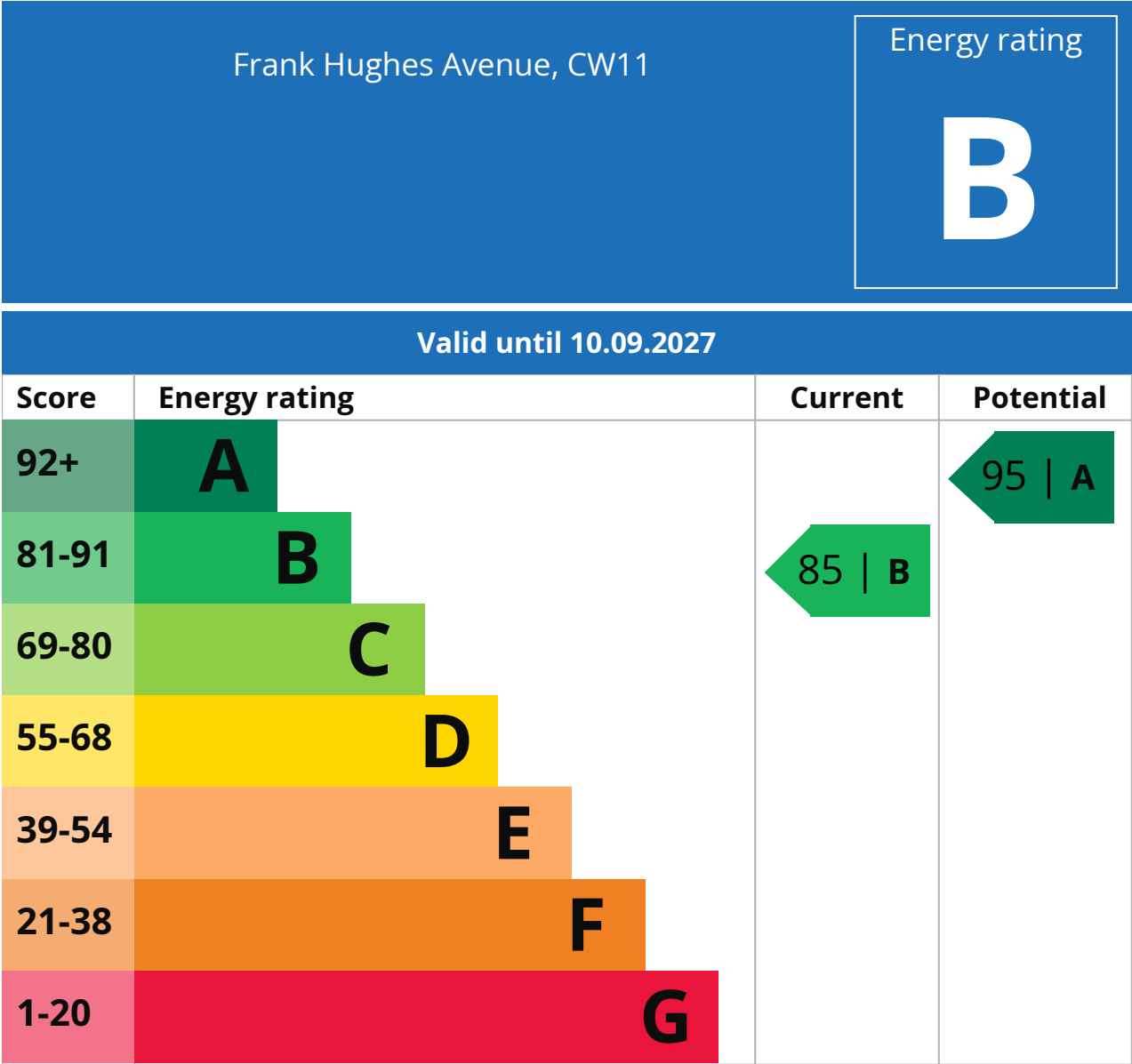
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



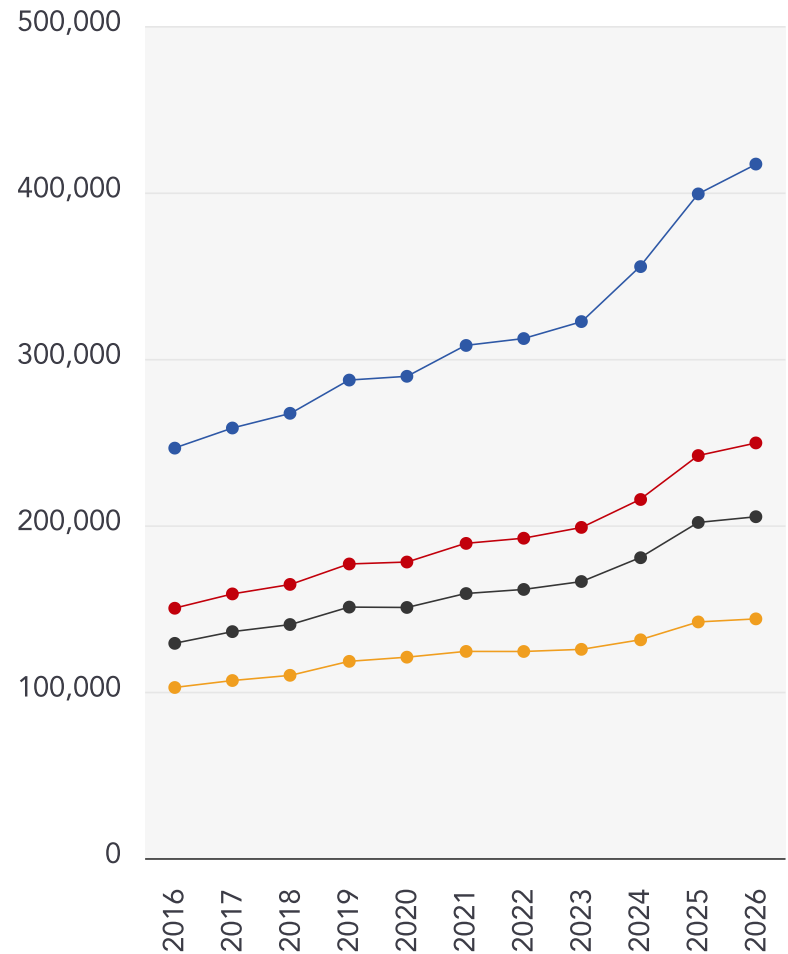
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.20 W/m ² K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.19 W/m ² K
Total Floor Area:	107 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW11



Detached

+69.27%

Semi-Detached

+66.15%

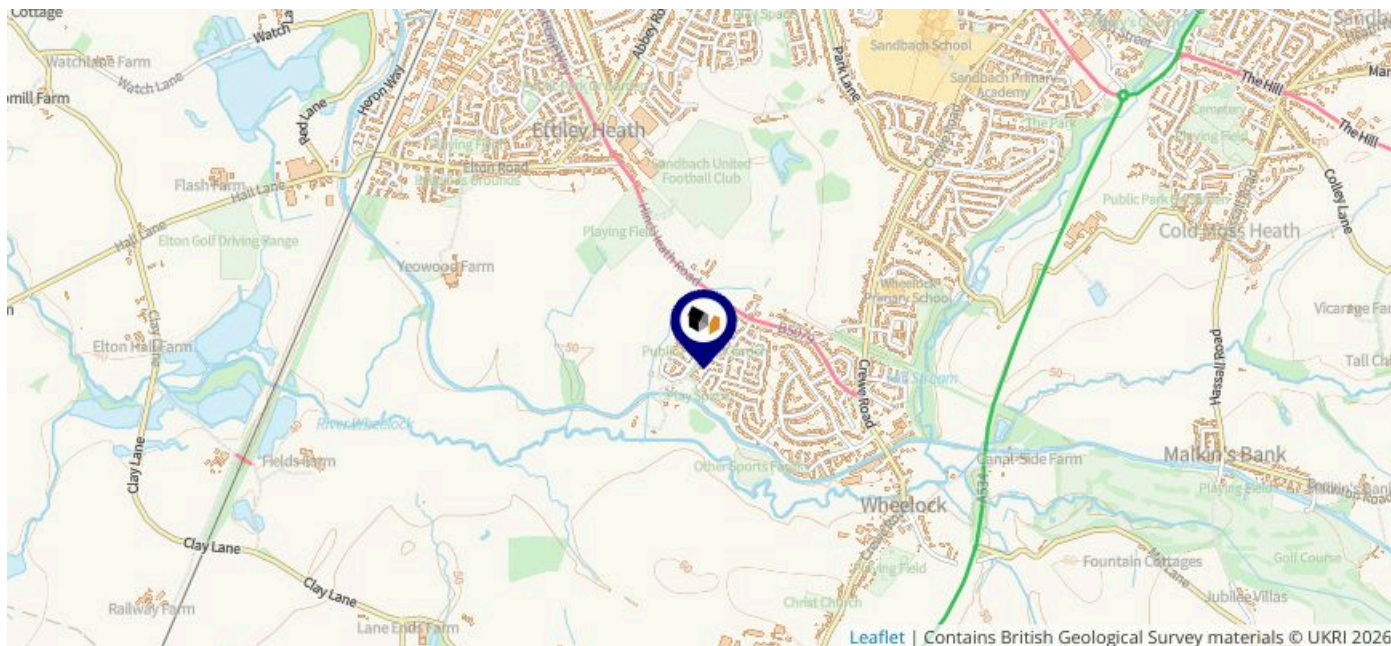
Terraced

+58.95%

Flat

+40.22%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

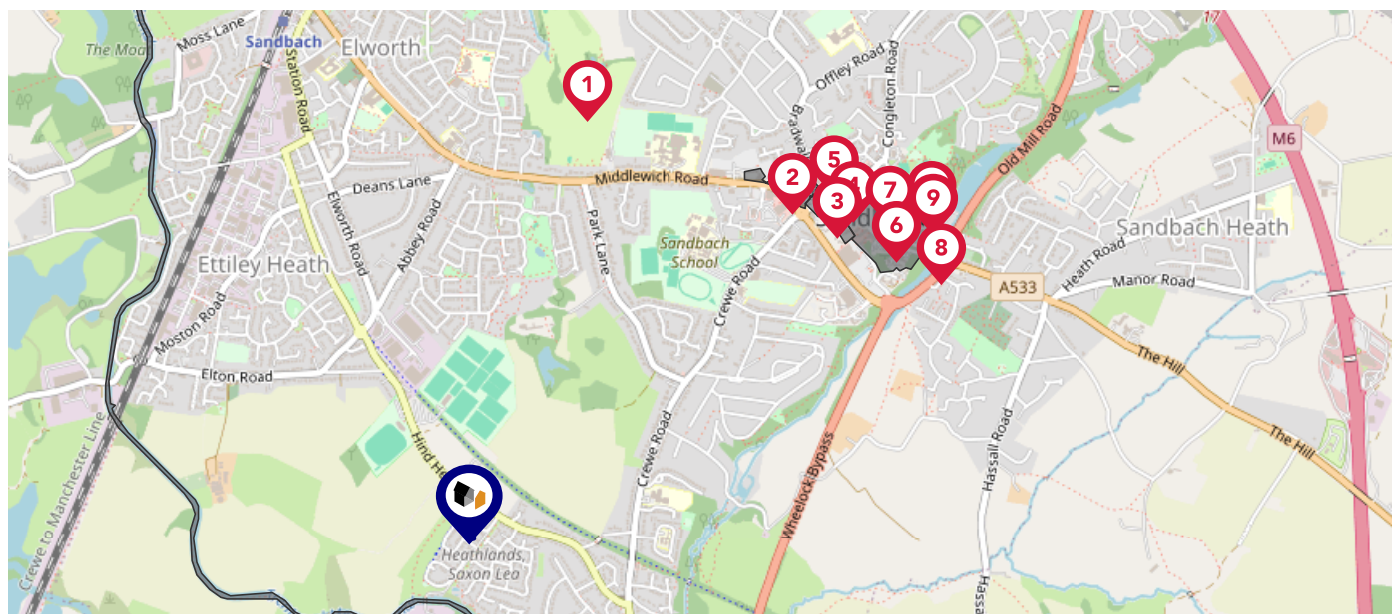
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Trent and Mersey Canal, Middlewich - Kent Green Conservation Area

2

Sandbach Town Centre Conservation Area

3

Sandbach Town Centre Conservation Area

4

Sandbach Town Centre Conservation Area

5

Sandbach Town Centre Conservation Area

6

Sandbach Town Centre Conservation Area

7

Sandbach Town Centre Conservation Area

8

Sandbach Town Centre Conservation Area

9

Sandbach Town Centre Conservation Area

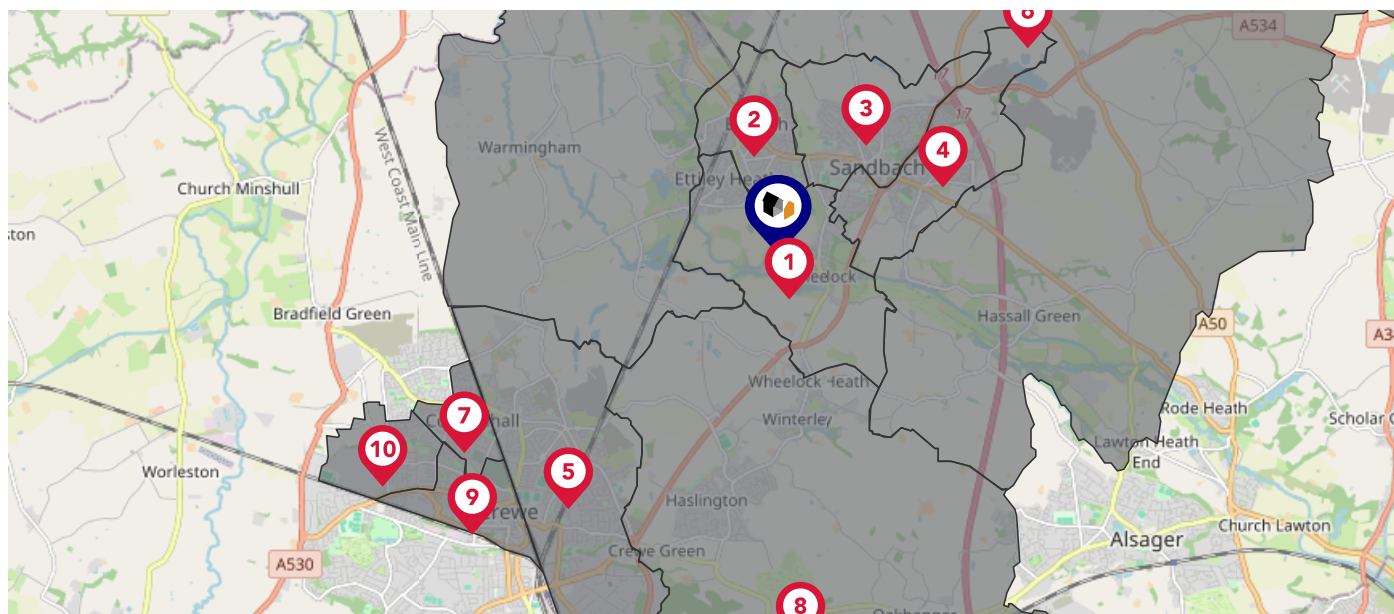
10

Sandbach Town Centre Conservation Area

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



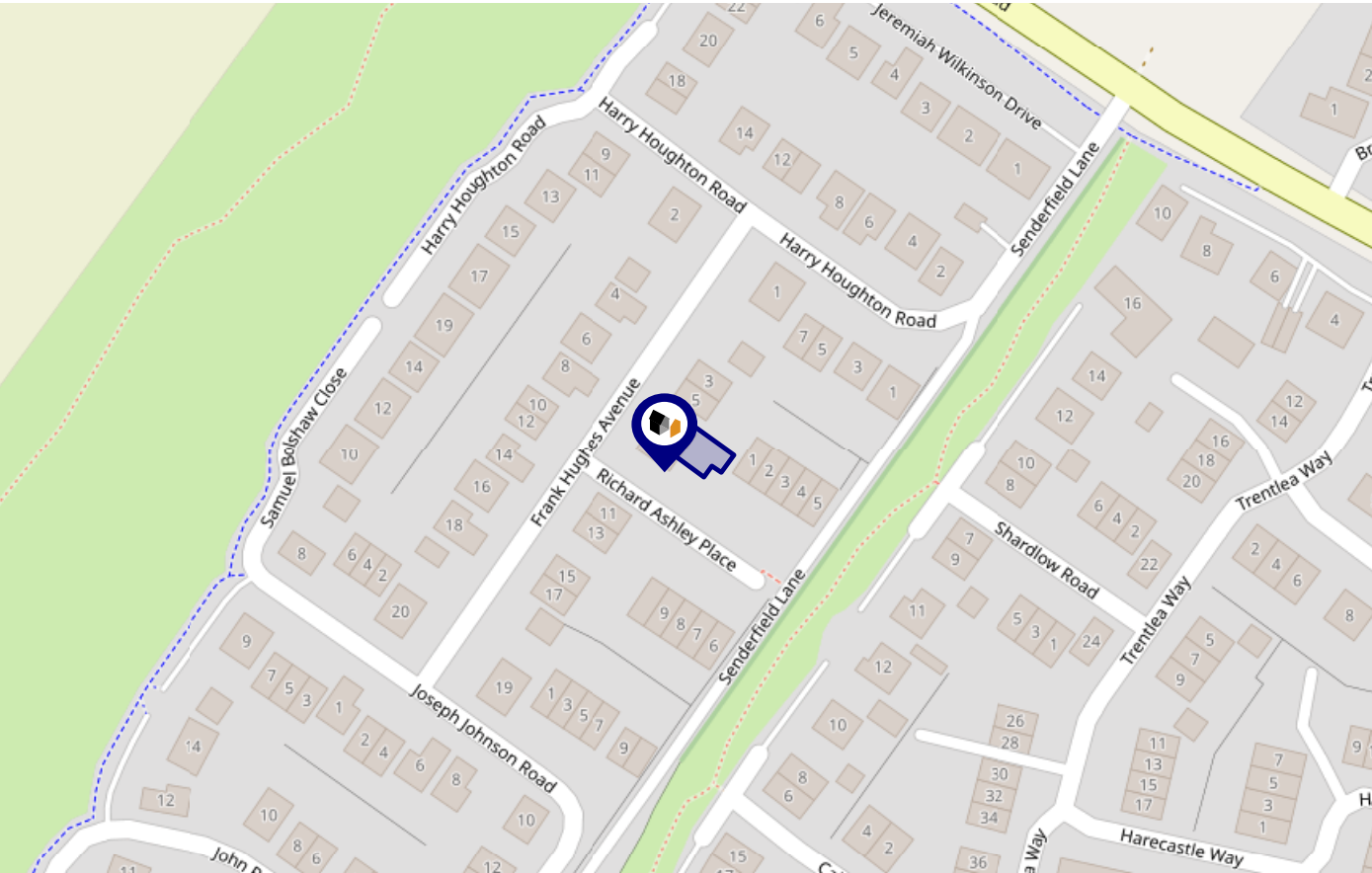
Nearby Council Wards

-  Sandbach Ettiley Heath and Wheelock Ward
-  Sandbach Elworth Ward
-  Sandbach Town Ward
-  Sandbach Heath and East Ward
-  Crewe East Ward
-  Brereton Rural Ward
-  Crewe North Ward
-  Haslington Ward
-  Crewe Central Ward
-  Crewe St. Barnabas Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

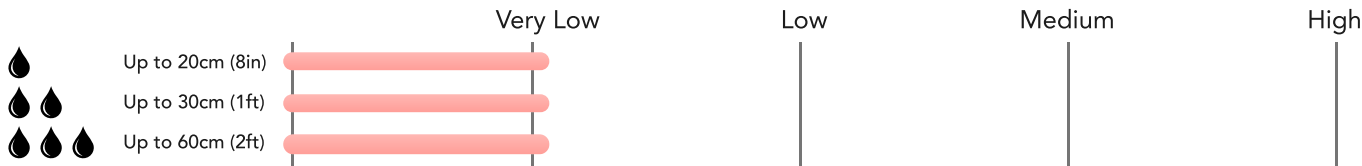


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

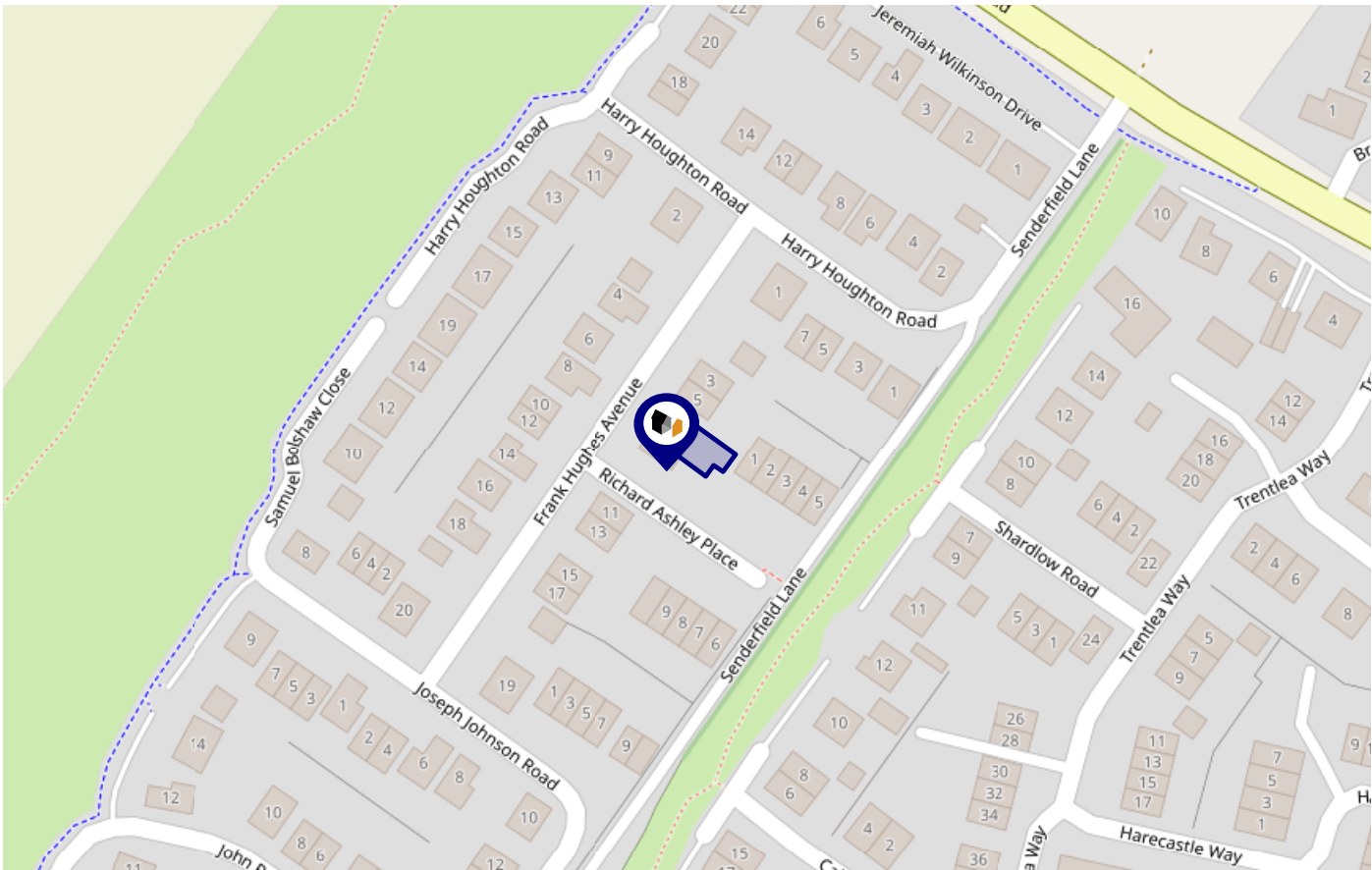
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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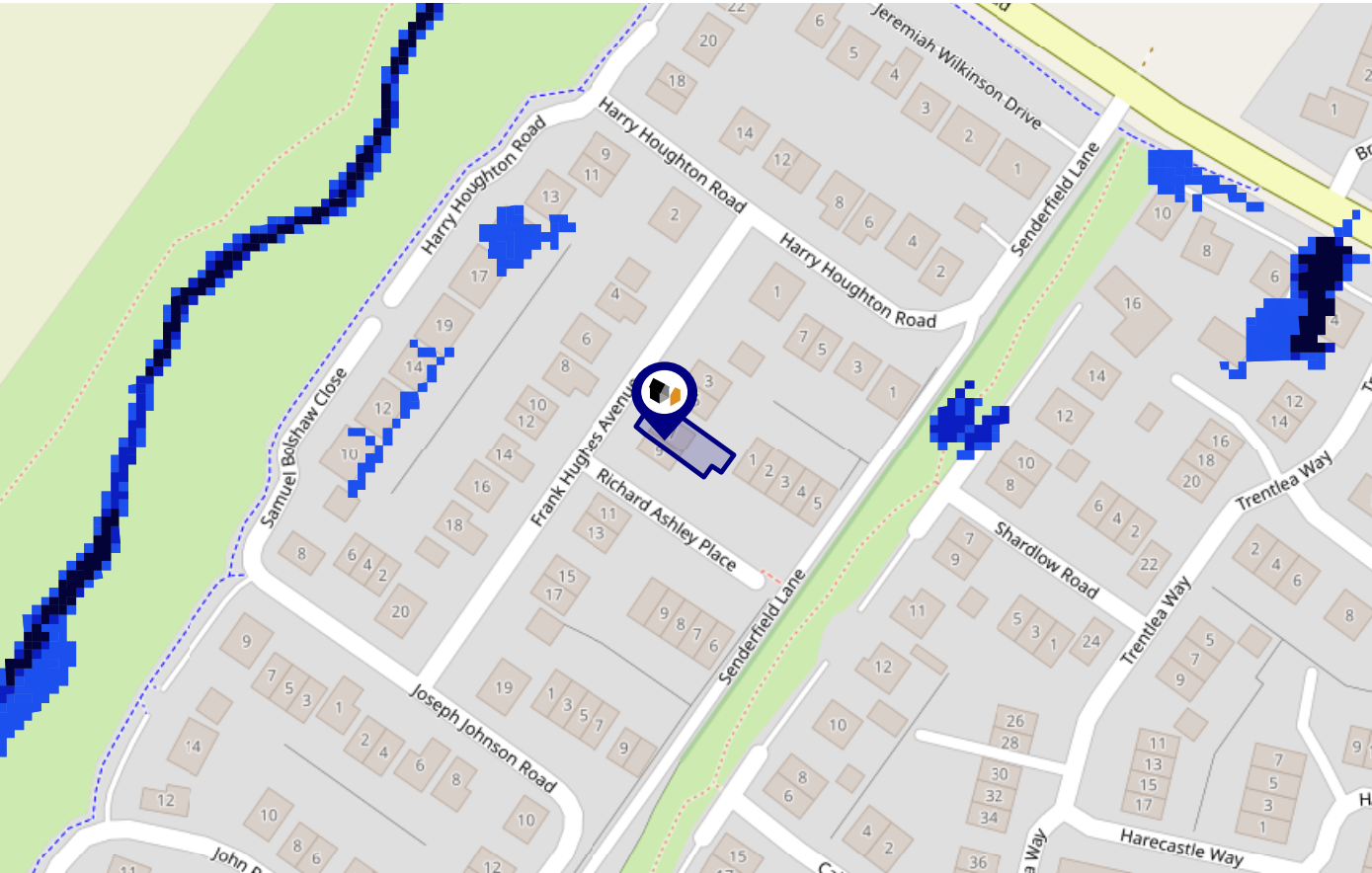
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

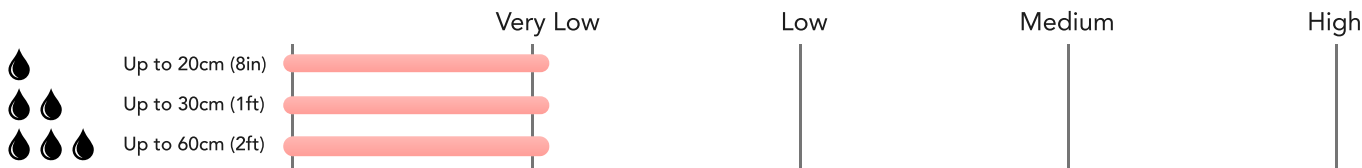


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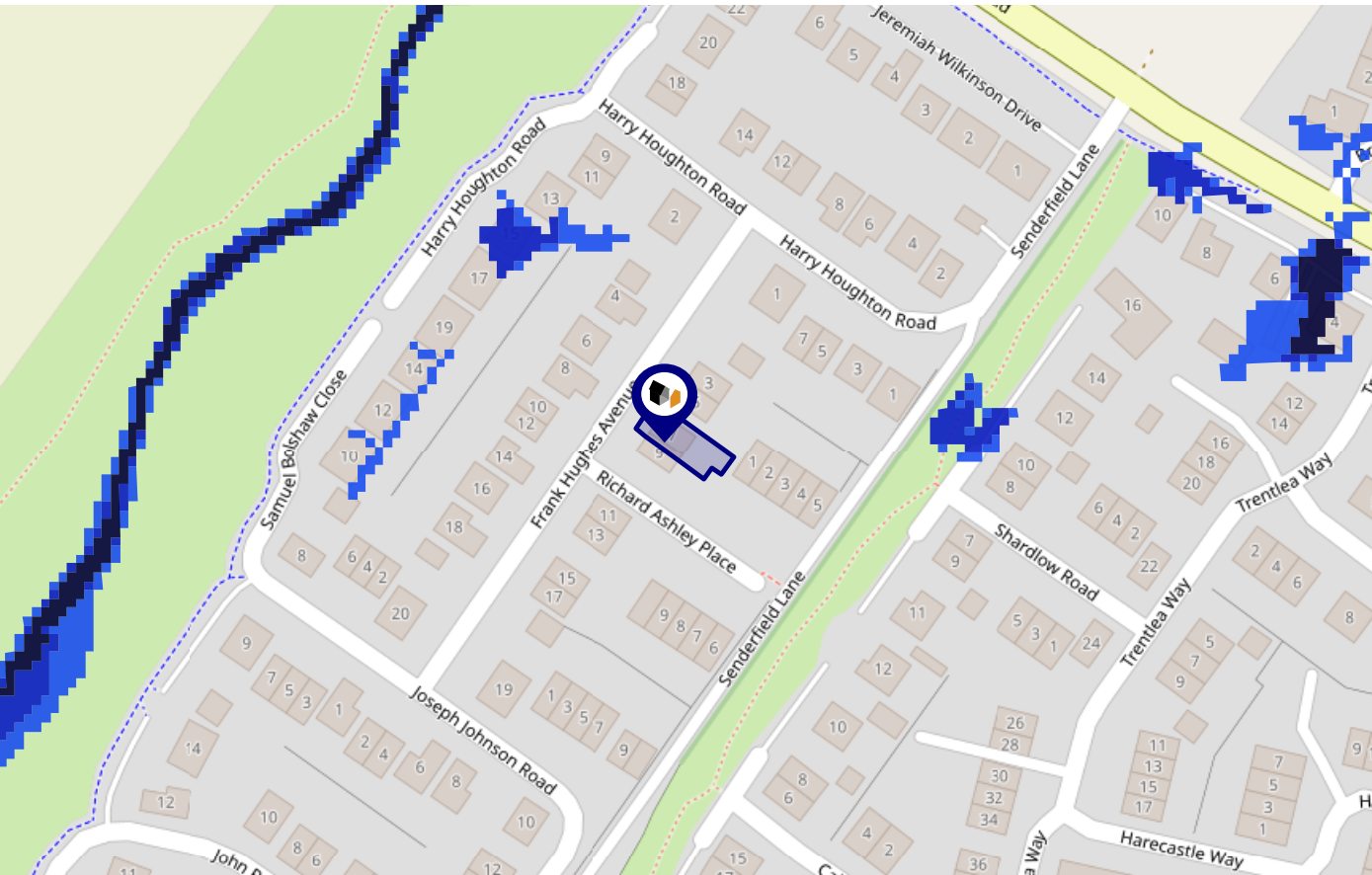
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

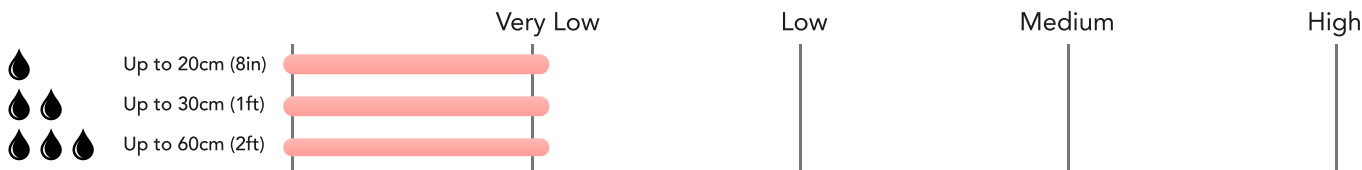


Risk Rating: Very low

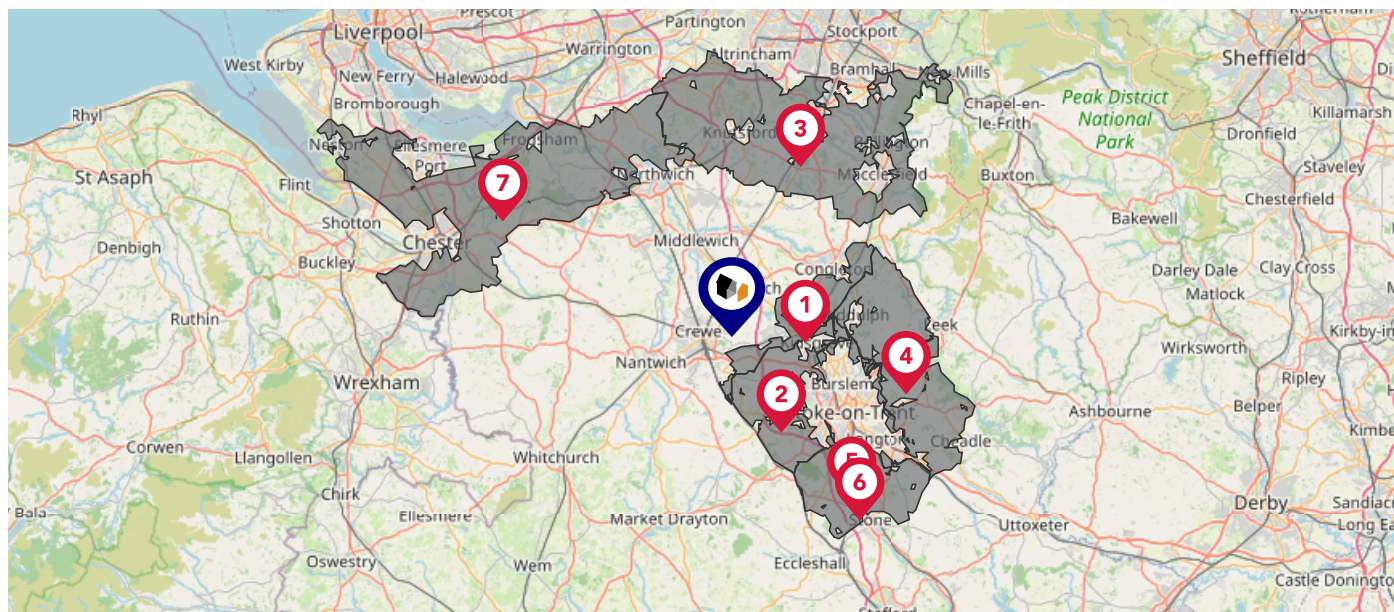
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Stoke-on-Trent Green Belt - Cheshire East



Stoke-on-Trent Green Belt - Newcastle-under-Lyme



Merseyside and Greater Manchester Green Belt - Cheshire East



Stoke-on-Trent Green Belt - Staffordshire Moorlands



Stoke-on-Trent Green Belt - Stoke-on-Trent



Stoke-on-Trent Green Belt - Stafford

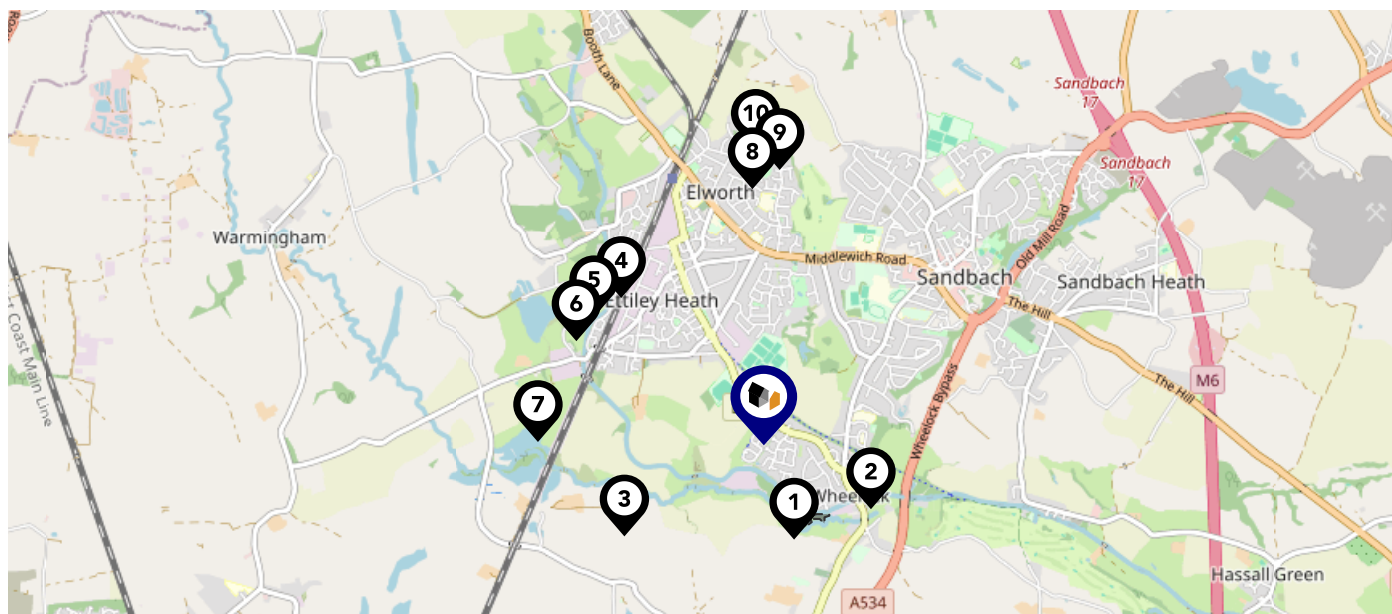


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



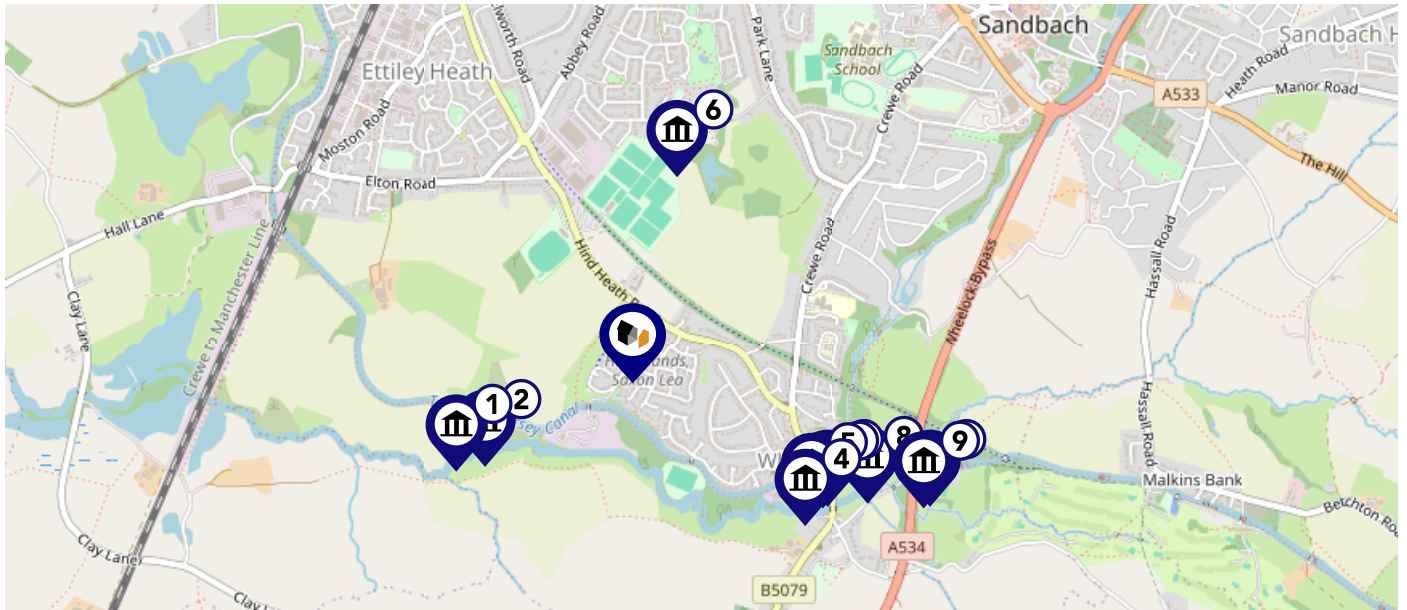
Nearby Landfill Sites

1	Forge Fields-Wheelock, Sandbach, Cheshire	Historic Landfill	
2	Zan Works-Wheelock, Sandbach, Cheshire	Historic Landfill	
3	Rear of Fields Farm-Elton, Sandbach, Cheshire	Historic Landfill	
4	Moss Lane Tip-Elworth, Sandbach, Cheshire	Historic Landfill	
5	Red Lane-Moston, Sandbach, Cheshire	Historic Landfill	
6	Red Lane Tip-Moston, Cheshire	Historic Landfill	
7	Part of Limebeds at Flash Farm / Elton Hall Farm-Elton Hall Farm, Elton, Cheshire	Historic Landfill	
8	Elworth Hall Farm-Sandbach	Historic Landfill	
9	Elworth Hall-Sandbach, Cheshire	Historic Landfill	
10	Elworth Hall-Sandbach, Cheshire	Historic Landfill	

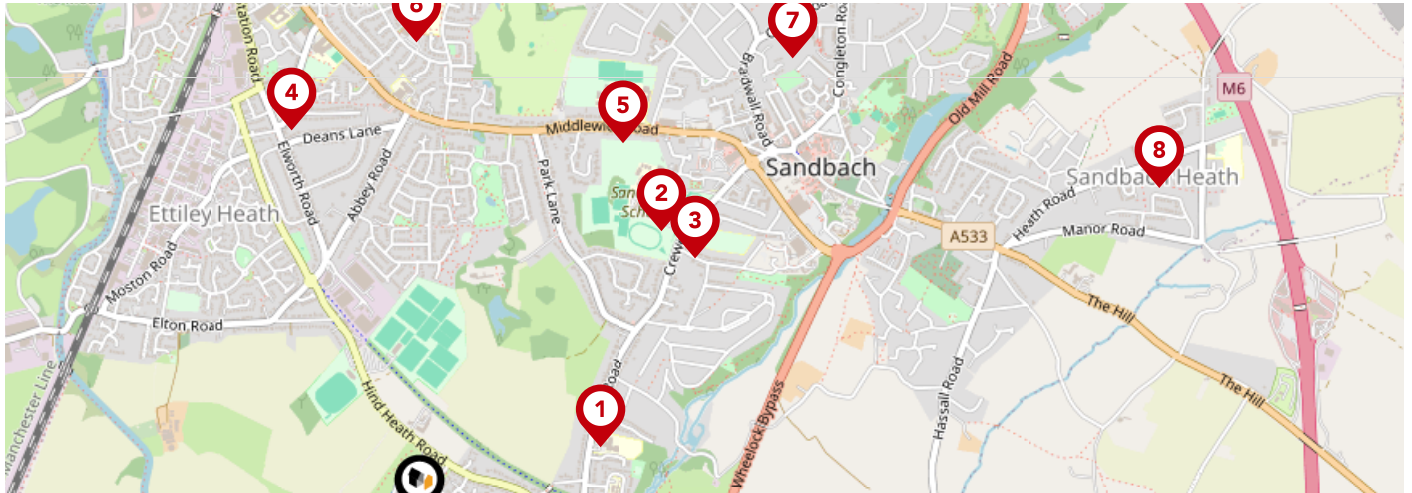
Maps

Listed Buildings

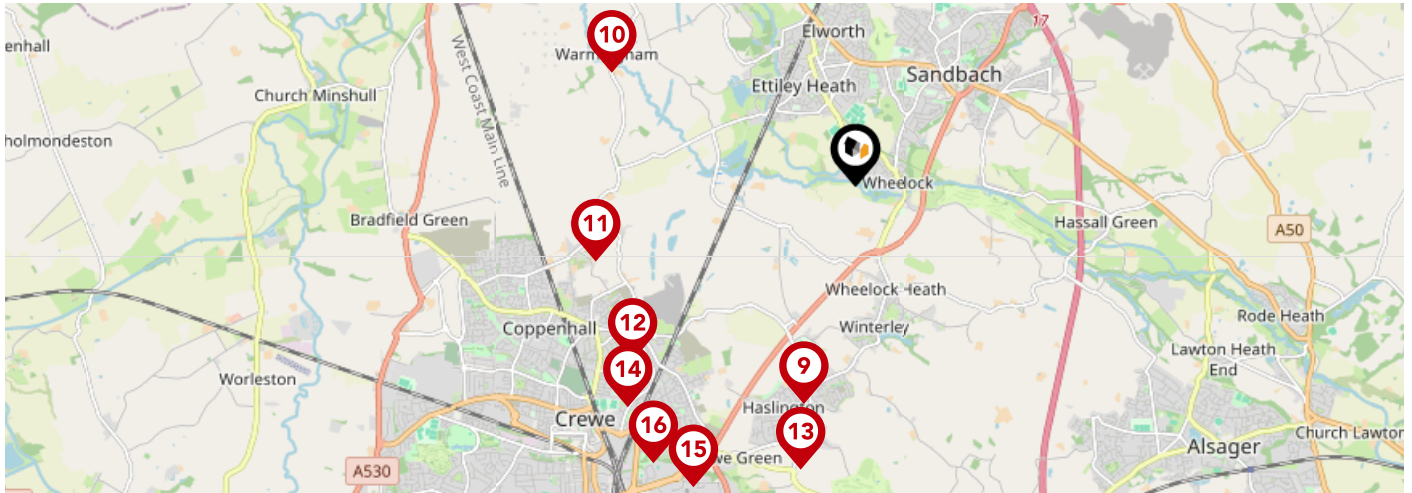
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1320226 - Trent And Mersey Canal Milepost West Of Bridge No 157 At Sj 7380 5934	Grade II	0.4 miles
	1115839 - Trent And Mersey Canal Bridge Number 157 At Sj 7387 5938	Grade II	0.4 miles
	1115838 - Trent And Mersey Canal Stable With Attached Ticket Office At Wheelock Wharf	Grade II	0.5 miles
	1130387 - The Commercial Hotel	Grade II	0.5 miles
	1320227 - Trent And Mersey Canal House And Attached Warehouse	Grade II	0.5 miles
	1130326 - Abbeyfields	Grade II	0.5 miles
	1130329 - Canal Cottage	Grade II	0.5 miles
	1130328 - Canal Milepost East Of Wheelock Wharf	Grade II	0.6 miles
	1130330 - Lock No 66	Grade II	0.7 miles
	1130331 - Trent And Mersey Canal Lock House	Grade II	0.7 miles



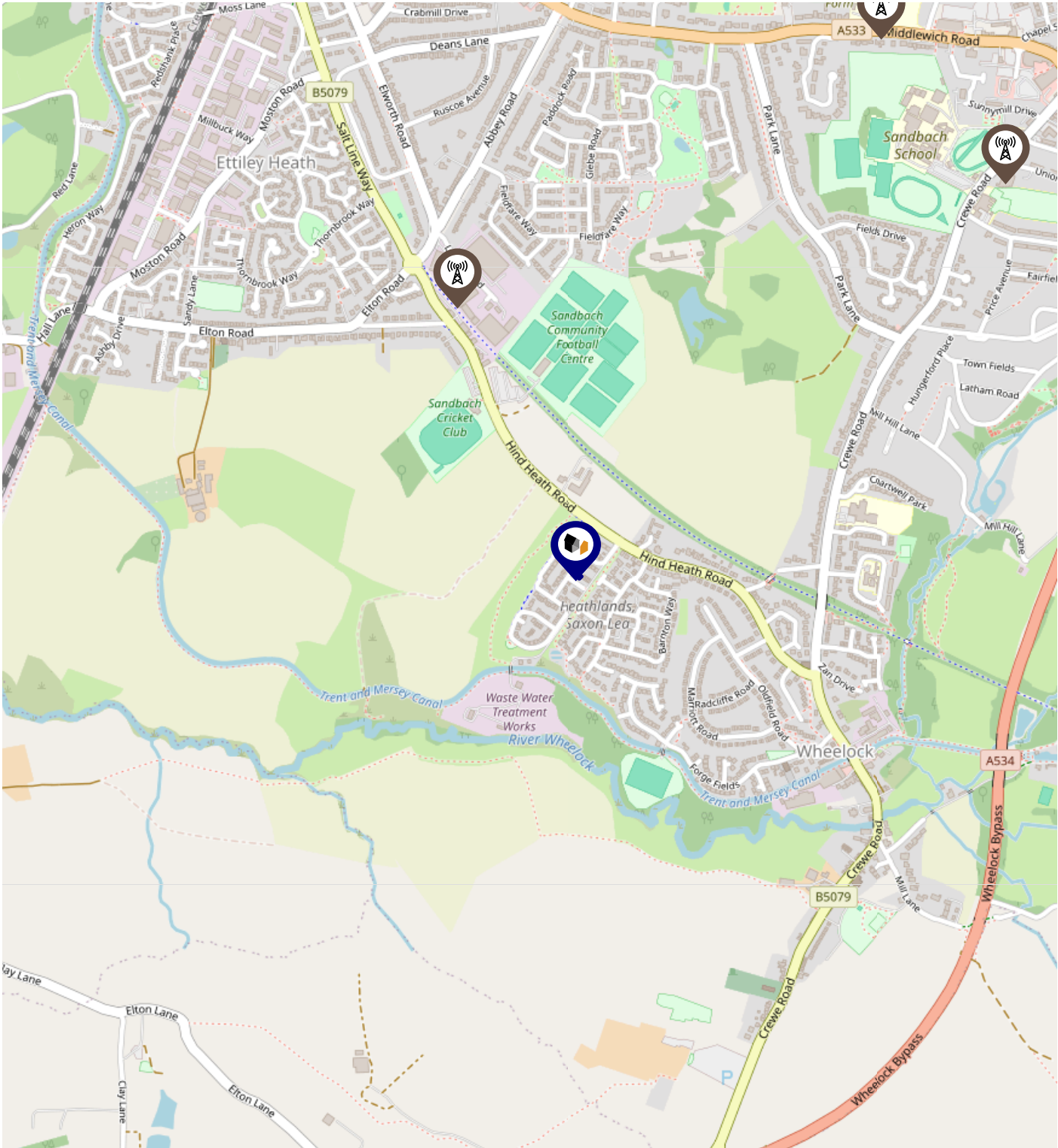
		Nursery	Primary	Secondary	College	Private
1	Wheelock Primary School Ofsted Rating: Good Pupils: 348 Distance:0.43	☐	☒	☐	☐	☐
2	Sandbach School Ofsted Rating: Good Pupils: 1507 Distance:0.84	☐	☐	☒	☐	☐
3	Sandbach Primary Academy Ofsted Rating: Good Pupils: 141 Distance:0.84	☐	☒	☐	☐	☐
4	Elworth CofE Primary School Ofsted Rating: Good Pupils: 388 Distance:0.91	☐	☒	☐	☐	☐
5	Sandbach High School and Sixth Form College Ofsted Rating: Good Pupils: 1391 Distance:0.95	☐	☐	☒	☐	☐
6	Elworth Hall Primary School Ofsted Rating: Requires improvement Pupils: 202 Distance:1.06	☐	☒	☐	☐	☐
7	Offley Primary Academy Ofsted Rating: Good Pupils: 445 Distance:1.32	☐	☒	☐	☐	☐
8	St John's CofE Primary School Ofsted Rating: Special Measures Pupils: 187 Distance:1.8	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	The Dingle Primary School Ofsted Rating: Outstanding Pupils: 388 Distance:1.99	☐	☒	☐	☐	☐
10	Warmingham CofE Primary School Ofsted Rating: Good Pupils: 74 Distance:2.39	☐	☒	☐	☐	☐
11	Oakfield Lodge School Ofsted Rating: Requires improvement Pupils: 45 Distance:2.4	☐	☐	☒	☐	☐
12	Monks Coppenhall Academy Ofsted Rating: Good Pupils: 610 Distance:2.52	☐	☒	☐	☐	☐
13	Haslington Primary Academy Ofsted Rating: Good Pupils: 298 Distance:2.57	☐	☒	☐	☐	☐
14	Sir William Stanier Community School Ofsted Rating: Requires improvement Pupils: 693 Distance:2.82	☐	☐	☒	☐	☐
15	Springfield School Ofsted Rating: Outstanding Pupils: 214 Distance:3.04	☐	☐	☒	☐	☐
16	Hungerford Primary Academy Ofsted Rating: Requires improvement Pupils: 389 Distance:3.06	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

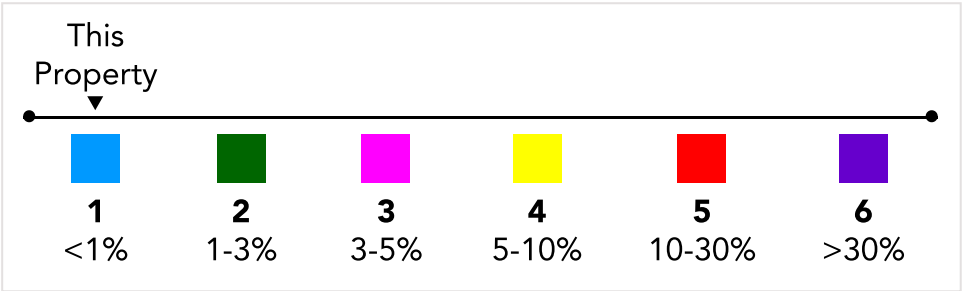
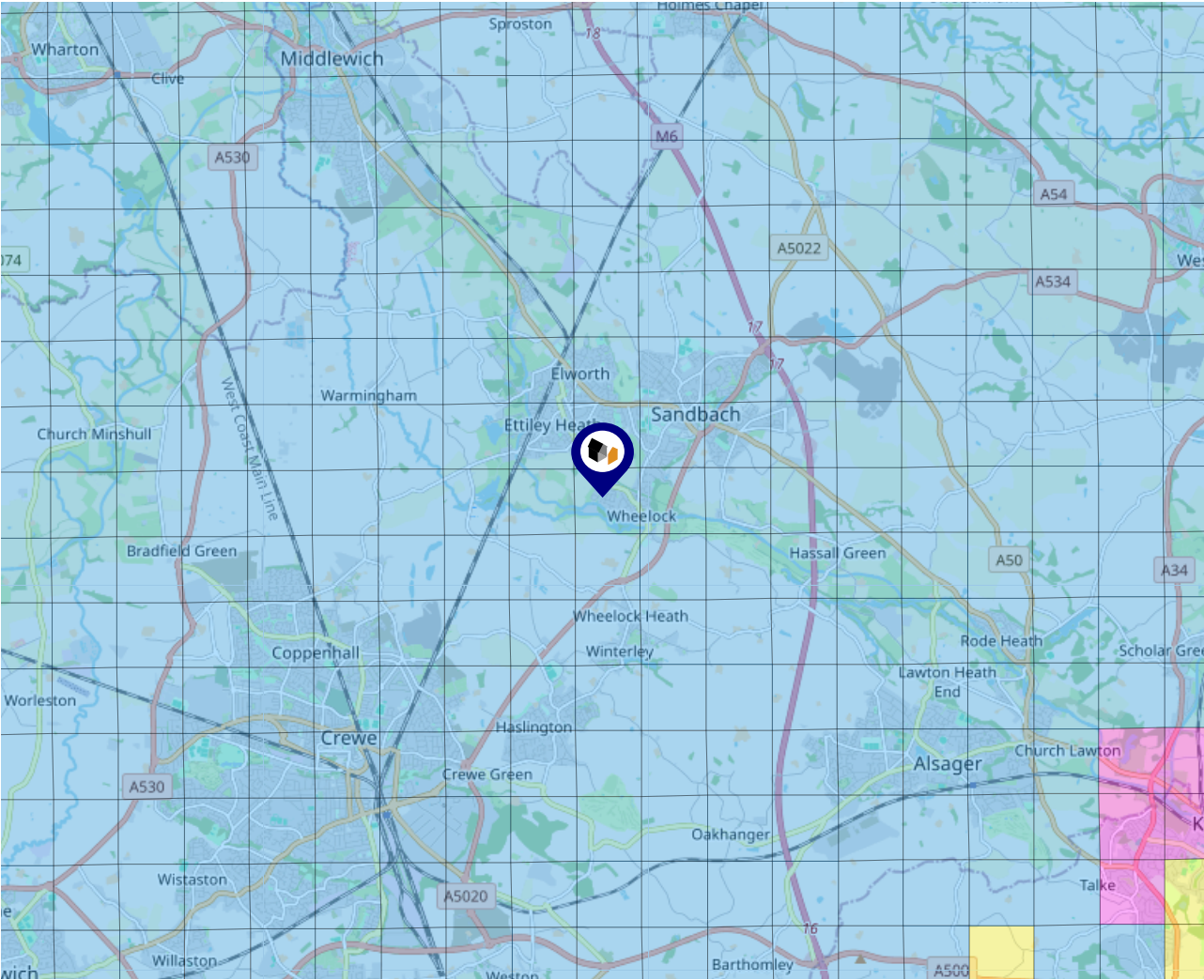


Key:

-  Power Pylons
-  Communication Masts

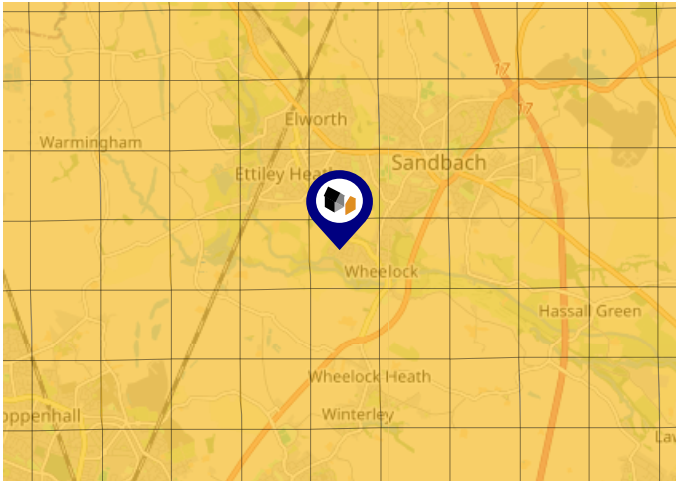
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

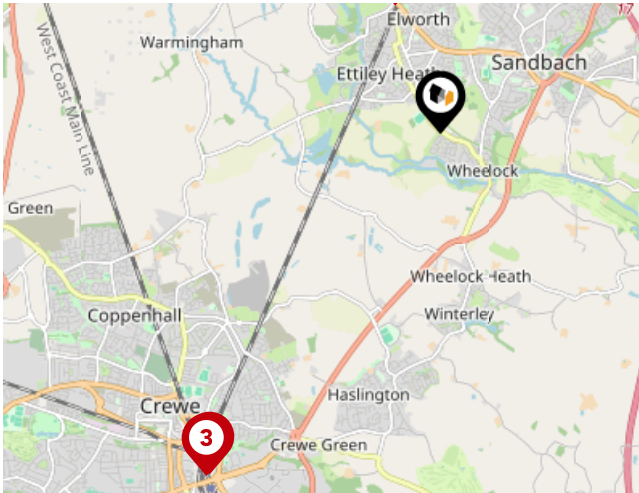


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

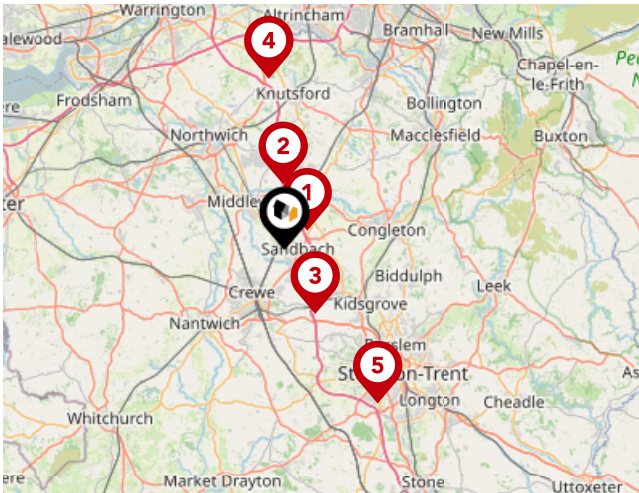
Area

Transport (National)



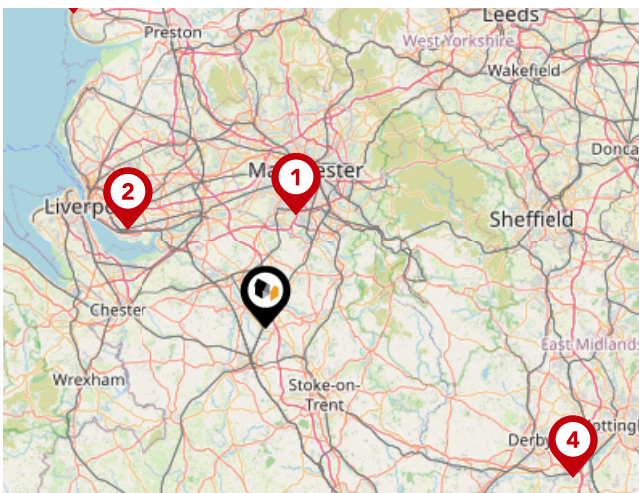
National Rail Stations

Pin	Name	Distance
1	Sandbach Rail Station	1.21 miles
2	Crewe Rail Station	3.66 miles
3	Crewe Rail Station	3.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J17	2.05 miles
2	M6 J18	4.64 miles
3	M6 J16	5.02 miles
4	M6 J19	12.24 miles
5	M6 J15	12.75 miles

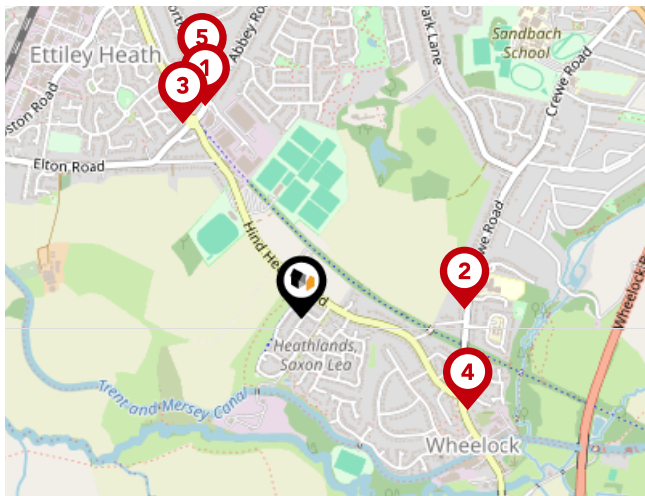


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.76 miles
2	Speke	24.08 miles
3	Highfield	52.16 miles
4	East Mids Airport	48.78 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Colortec Industries Ltd	0.52 miles
2	Lightley Close	0.36 miles
3	Salt Line Way	0.51 miles
4	Forge Fields	0.42 miles
5	Abbey Road	0.59 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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